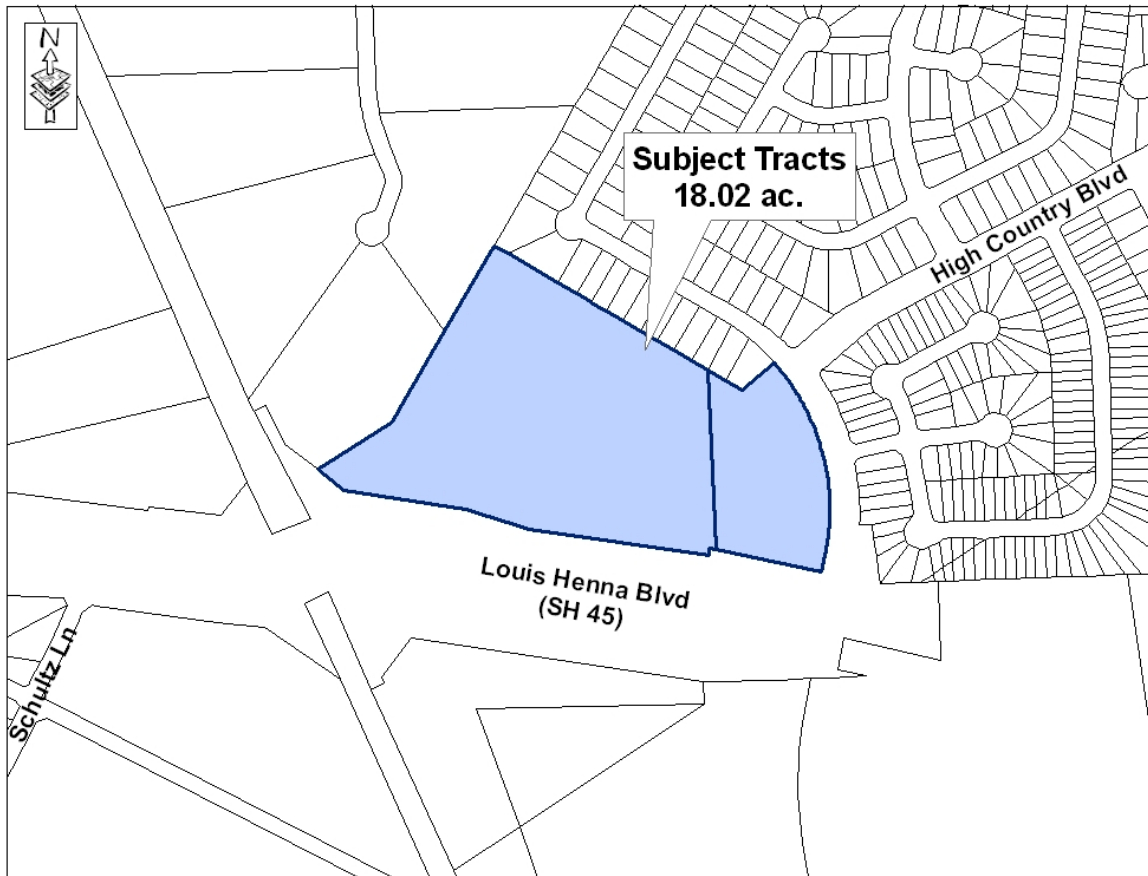


Bradford Plaza 2006-044-FP



**Bradford Plaza
2006-013-PP**

HISTORY: The 18-acre tract of land was annexed and zoned C-1 (General Commercial) in 1996. The Concept Plan and Preliminary Plat were approved by the Planning and Zoning Commission in July and August 2006, respectively.

DATE OF REVIEW: September 20, 2006

OWNER: Richard Jenkins & TRM Holdings

CONSULTING ENGINEER: ALM Engineering, Inc.

DESCRIPTION: 18.02 acres, out of the T.F. Rowe Survey and the William Baker Survey

PRESENT ZONING: C1 (General Commercial)

PRESENT LAND USE: Vacant

LOCATION: North of State Highway 45 and west of Donnell Drive

ADJACENT LAND USE: North: SF-2 – Bradford Subdivision
South: SH 45 – C-1
East: TF – Westchester Park Subdivision
West: ETJ – Westview Subdivision - residential

PROPOSED LAND USE: General commercial development

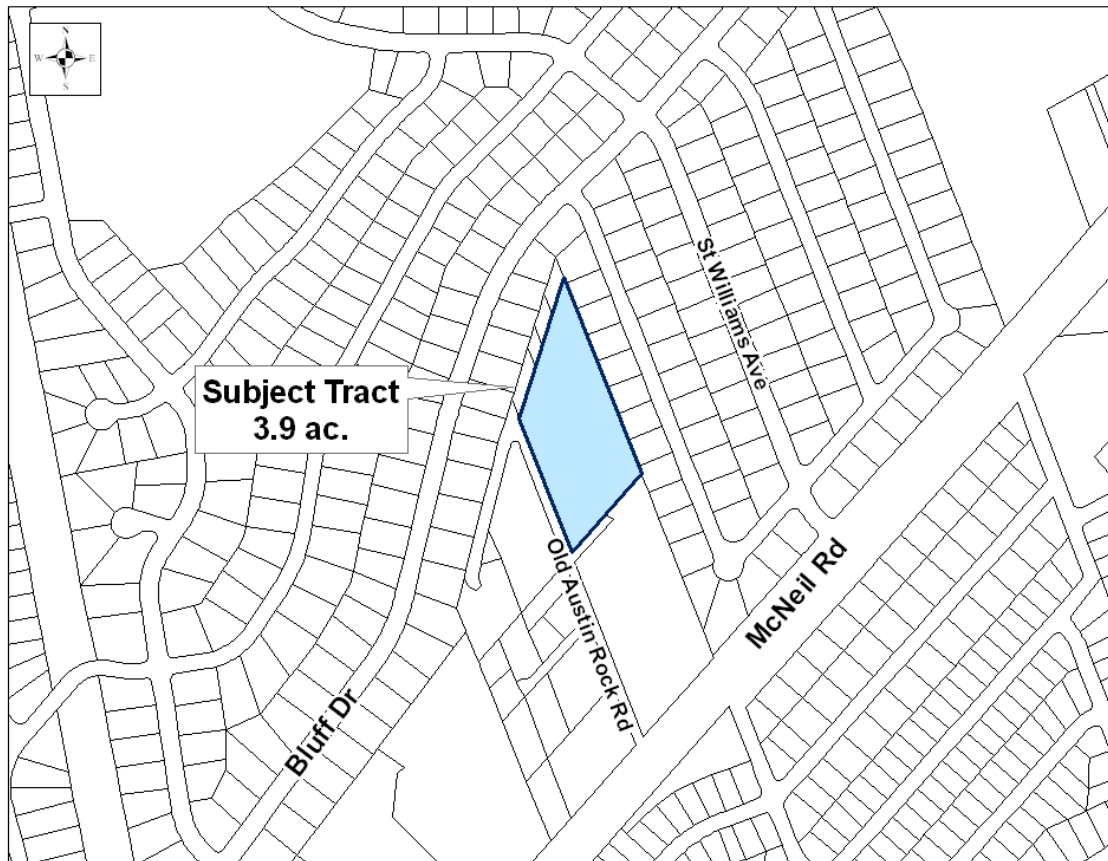
GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The applicant is proposing an 8 lot subdivision for the purpose of creating pad sites for commercial development. Lots 2 and 8 are flag lots with the required 50 ft minimum frontage lot width. The plat meets our subdivision requirements.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval.

**Carlin Subdivision - Replat of Lots 1-3, St Williams
Subdivision
2006-047-FP**



**Carlin Subdivision - Replat of Lots 1-3, St Williams Subdivision
2006-047-FP**

REQUEST: Approval of the replat

HISTORY: This property consists of 3 lots that are a part of the St. Williams Catholic Church plat, recorded by the County in 1942. A preliminary plat for 5 lots, Lots 1-5 on the proposed replat, was approved by the Planning and Zoning Commission in July 2006. At that time, the 3 original lots were to be vacated, followed by a final plat of only Lots 1 – 5.

DATE OF REVIEW: September 20, 2006

OWNER: David G. Carlin Estate, David L. Carlin, Trustee; Carlin United Holdings; Melecio Carlin; the Carmer Carlin Estate, Herminia Carlin, Executrix; Herminia Carlin; and Teresa Zamarripa.

CONSULTING ENGINEER: Steger & Bizzell Engineering

DESCRIPTION: 3.9 acres, Jacob M. Harrell Survey, Abstract No. 284

PRESENT ZONING: SF-2 (Single Family – Standard Lot)

PRESENT LAND USE: Five existing residential homes; vacant land

LOCATION: North of McNeil Road, south of the Round Rock West Subdivision and east of Old Austin Rock Road

ADJACENT LAND USE:

| | |
|--------|--|
| North: | Round Rock West Subdivision Section 4 (SF-2) |
| South: | St. Williams Catholic Church (SF-2) |
| East: | Round Rock West Subdivision Section 4 (SF-2) |
| West: | Remainder of the St William's Catholic Church (SF-2) |

PROPOSED LAND USE: Single-family Residential

GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: This plat is for a 7-lot residential subdivision. The original 3 lots were owned by Carmen Carlin and throughout the years, he has given portions of those lots to various family members who in turn developed those portions without following the platted lot lines. There are currently five houses on the property. The intent of this plat is to create 7 legally platted lots in which the new lot lines will correspond to the existing development. Five of the new lots will contain houses and two will be available for future development.

STAFF COMMENTS:

It should be noted that Public Works has completed drainage improvements at the end of the Aleman right-of-way and on Lot 8 adjacent to Aleman. The City planted trees and other plantings upon completion of the work to help screen the public improvements. Attached is a letter from the owner of that Lot requesting consideration for the location of the proposed cul-de-sac. Staff has been advised of a similar desire for relocation from the owner of Lot 10, at the end of Aleman. Previous versions of the replat showed a location of the turnaround closer to Old Austin Rock Road. Ultimately, the need for, location of, and specific design of a turnaround is at the discretion of emergency service providers and our adopted development standards. Staff supports postponing dedication of the right-of-way for a turnaround until such time the right-of-way is improved.

RECOMMENDATION:

Staff recommends approval with the following conditions:

Prior to plat recordation:

- 1) Plat note number 10 is replaced with the following:

This plat shall not be recorded until all subdivision improvements have been accepted by the City of Round Rock. Subdivision improvements include, but are not limited to, the extension of municipal water and wastewater infrastructure to all Lots in the Replat.

- 2) The turnaround shown on the plat at the end of Aleman Street be relabeled so as not to be dedicated with this plat. A plat note shall be referenced in the schematic and an added plat note will read:

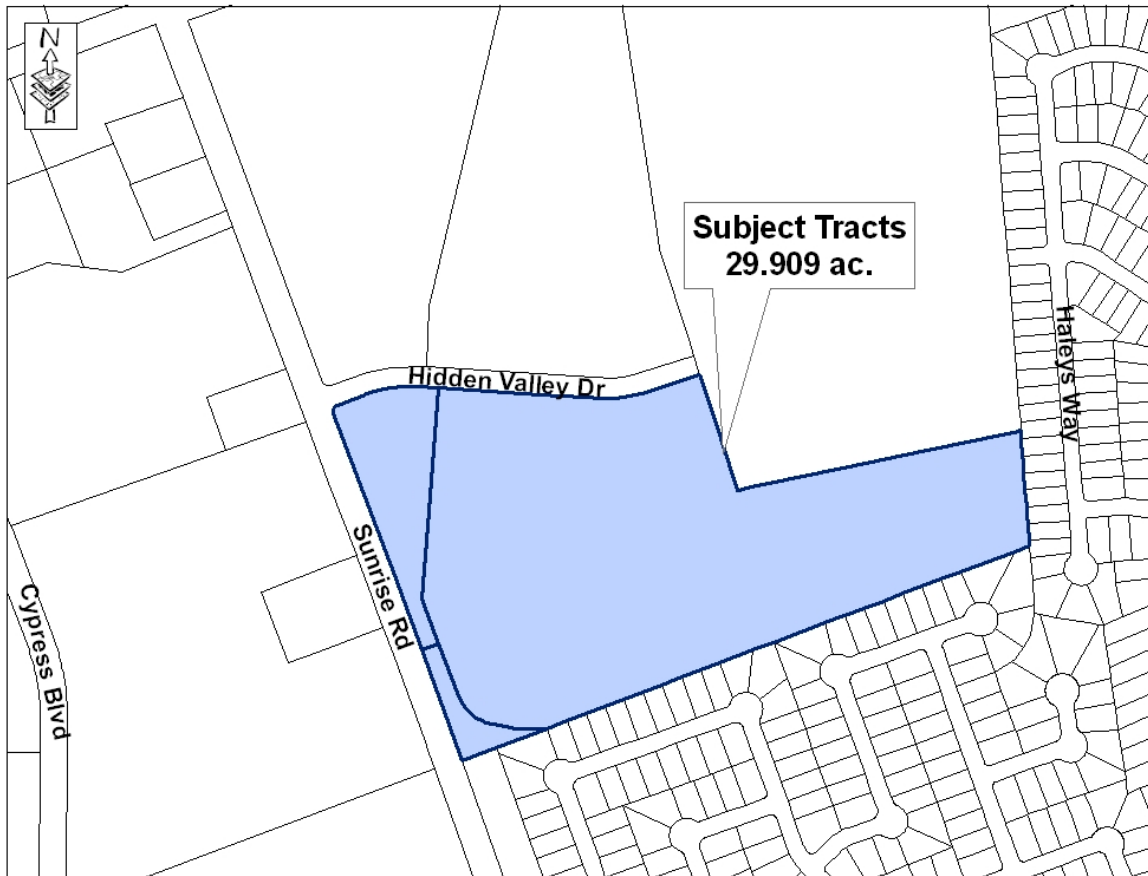
At such time that Aleman Street is improved, either by the owners of Lots or by the City of Round Rock, the necessary right-of-way for a turnaround similar in size to that depicted (e.g., 50' radius for a cul-de-sac), at a location approved by Public Works, shall be deeded by the owner of Lot 7 (or Lot 6 and 7 if approved by Public Works), shall be dedicated as right-of-way to the City of Round Rock. Such dedication shall be by deed from the owner of the Lot (or Lots) to the City of Round Rock with no financial consideration or compensation.

- 3) Ownership information at the time of recordation shall be confirmed for all property within the replat and all owners, or their representatives, and any associated

Carlin Subdivision - Replat of Lots 1-3, St Williams Subdivision
2006-047-FP

lien holders, shall be a party to the plat (i.e., their notarized signature is affixed to the plat).

Chandler Sunrise Subdivision 2006-016-PP



**Chandler Sunrise Subdivision
2006-016-PP**

REQUEST: Approval of the Preliminary Plat

HISTORY: The property was annexed and zoned for commercial and medium density residential uses in 1985. The current project includes Lots 1 & 2 Block A of the Oakmont Crossing Section One Subdivision, approved by the Planning and Zoning Commission in April 1986, and previously unplatted land. A PUD for this property, which will be developed as multi-family, was approved by the Commission in May 2006, and adopted by the City Council in June 2006.

DATE OF REVIEW: September 20, 2006

OWNER: Chandler Road Properties, L.P.

CONSULTING ENGINEER: Bury & Partners

DESCRIPTION: 29.909 acres, N.B. Anderson Survey, Abstract No. 29.

PRESENT ZONING: PUD 68 (Primarily Multifamily)

PRESENT LAND USE: Vacant

LOCATION: East of Sunrise Rd. and south of Hidden Valley Dr.

ADJACENT LAND USE: North: Vacant
South: Vacant (zoned SF-2)
East: Single-family residences
West: Sunrise Road (vacant across the street – zoned LI)

PROPOSED LAND USE: Multifamily Residential

GENERAL PLAN POLICY: The General Plan designates the area for Residential.

UTILITIES: The development proposes standard municipal services.

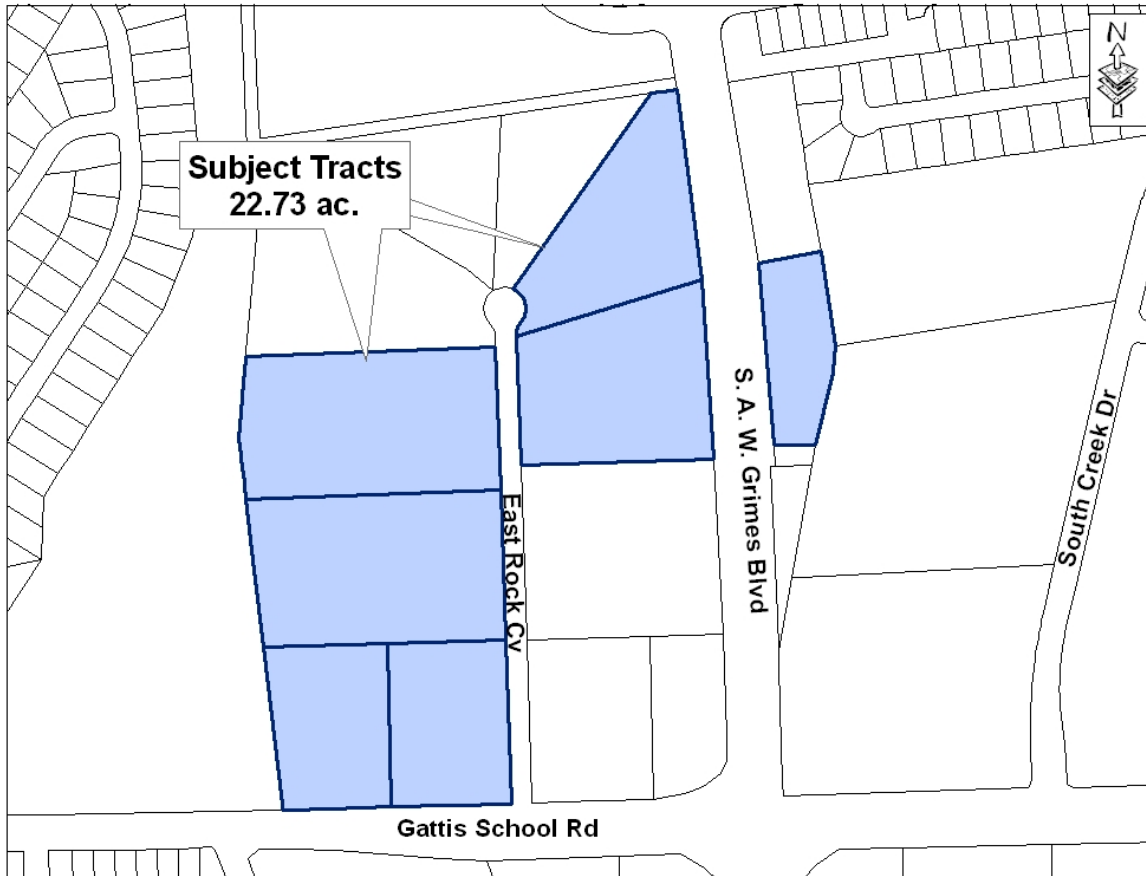
RECOMMENDATION: Staff recommends approval with the following condition:

Prior to submittal of any final plat or replat:

- 1) Bearings and distances for all survey ties across Rights-of-Way shall be depicted on the preliminary plat; and
- 2) A numeric scale of 1" = 100' shall be depicted under the scale bar on the plat.

**East Rock Cove - Inman et.al.
2006-018-Z**

Public Hearing and Recommendation Review



**East Rock Cove - Inman et.al.
2006-018-Z**

REQUEST: Approval of original zoning of C-1a.

HISTORY: This property was annexed on July 13, 2006, and has not yet been zoned.

DATE OF REVIEW: 9/20/06

OWNER: Inman, Stark, Killian, Hackebeil, Reavis, Wiggington

CONSULTING ENGINEER: None

DESCRIPTION: 22.73 acres, out of the P.A. Holder Survey, Abstract No. 297

PRESENT ZONING: Unzoned

PRESENT LAND USE: Vacant

LOCATION: North of Gattis School Rd. both east and west of South A. W. Grimes.

ADJACENT LAND USE:

| | |
|--------|---|
| North: | Single-family residential (Truong and Pavlik properties) and vacant school property |
| South: | Gattis School Road (church and pharmacy across the street) |
| East: | A.W. Grimes (apartments across the street) |
| West: | Madsen Rec Center and open space |

PROPOSED LAND USE: Commercial development

GENERAL PLAN POLICY: The General Plan designates this property as Residential. In addition to residential uses, this designation includes some non-residential uses, such as office and limited commercial, that are considered transitional uses compatible with both residential and higher intensity uses.

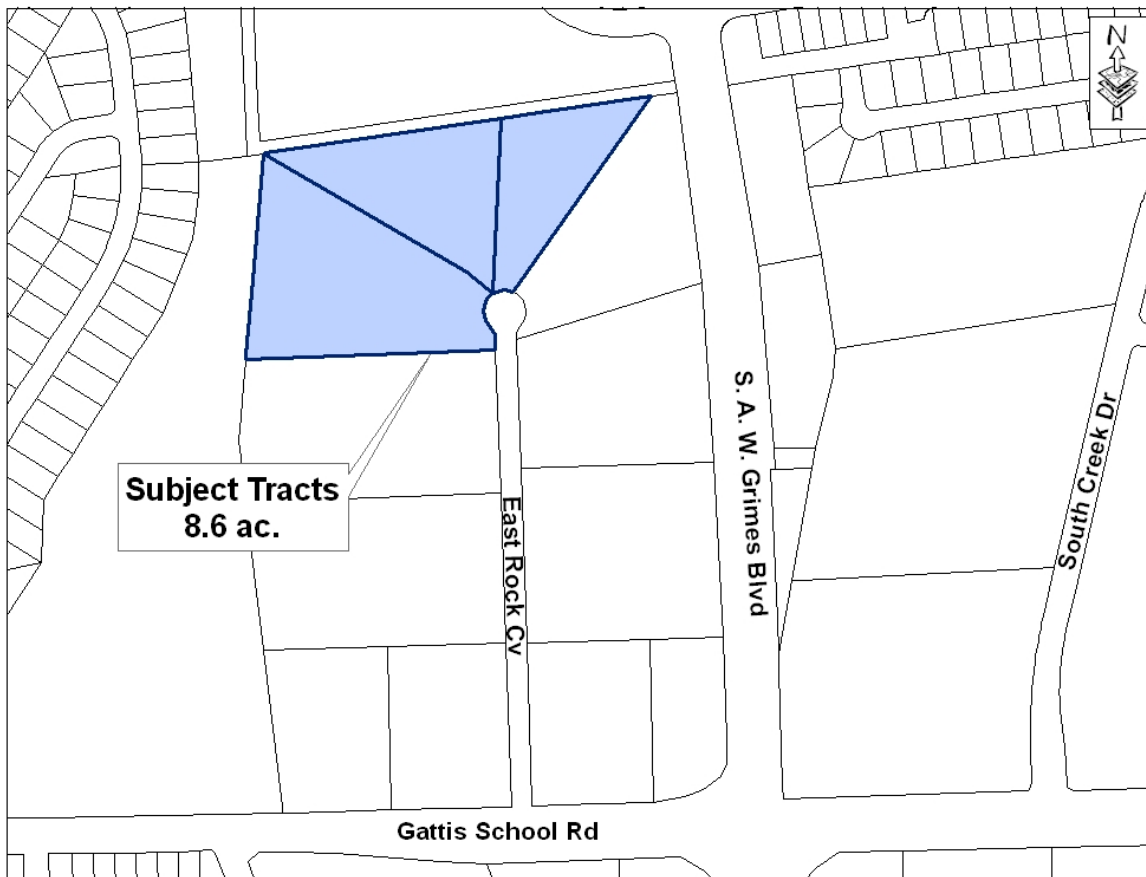
UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: Please see the attached memo.

RECOMMENDATION: Staff recommends disapproval.

East Rock Cove - Pavlik & Truong 2006-022-Z

Public Hearing and Recommendation Review



East Rock Cove - Pavlik & Truong
2006-022-Z

REQUEST: Approval of original zoning of C-1a.

HISTORY: This property was annexed on July 13, 2006, and has not yet been zoned.

DATE OF REVIEW: 9/20/06

OWNER: Pavlik, Truong

CONSULTING ENGINEER: City of Round Rock

DESCRIPTION: 8.6 acres, out of the P.A. Holder Survey, Abstract No. 297

PRESENT ZONING: Unzoned

PRESENT LAND USE: Vacant

LOCATION: North end of East Rock Cove.

ADJACENT LAND USE: North: Vacant school property
South: Single-family residence (Hackebeil property)
East: Single-family residence (Reavis property)
West: Open space (drainageway)

PROPOSED LAND USE: Office development

GENERAL PLAN POLICY: The General Plan designates this property as Residential. In addition to residential uses, this designation includes some non-residential uses, such as office and limited commercial, that are considered transitional uses compatible with both residential and higher intensity uses.

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: Please see the attached memo.

RECOMMENDATION: Staff recommends approval.

[illegible]

General Plan Amendments - Phase 3
2006-002-GP

REQUEST: Approval of the

HISTORY:

DATE OF REVIEW:

OWNER:

CONSULTING ENGINEER: City of Round Rock

DESCRIPTION: acres,

PRESENT ZONING:

PRESENT LAND USE: Vacant

LOCATION:

ADJACENT LAND USE: North:
South:
East:
West:

PROPOSED LAND USE:

GENERAL PLAN POLICY: Residential Commercial Industrial

UTILITIES: The development proposes standard municipal services.

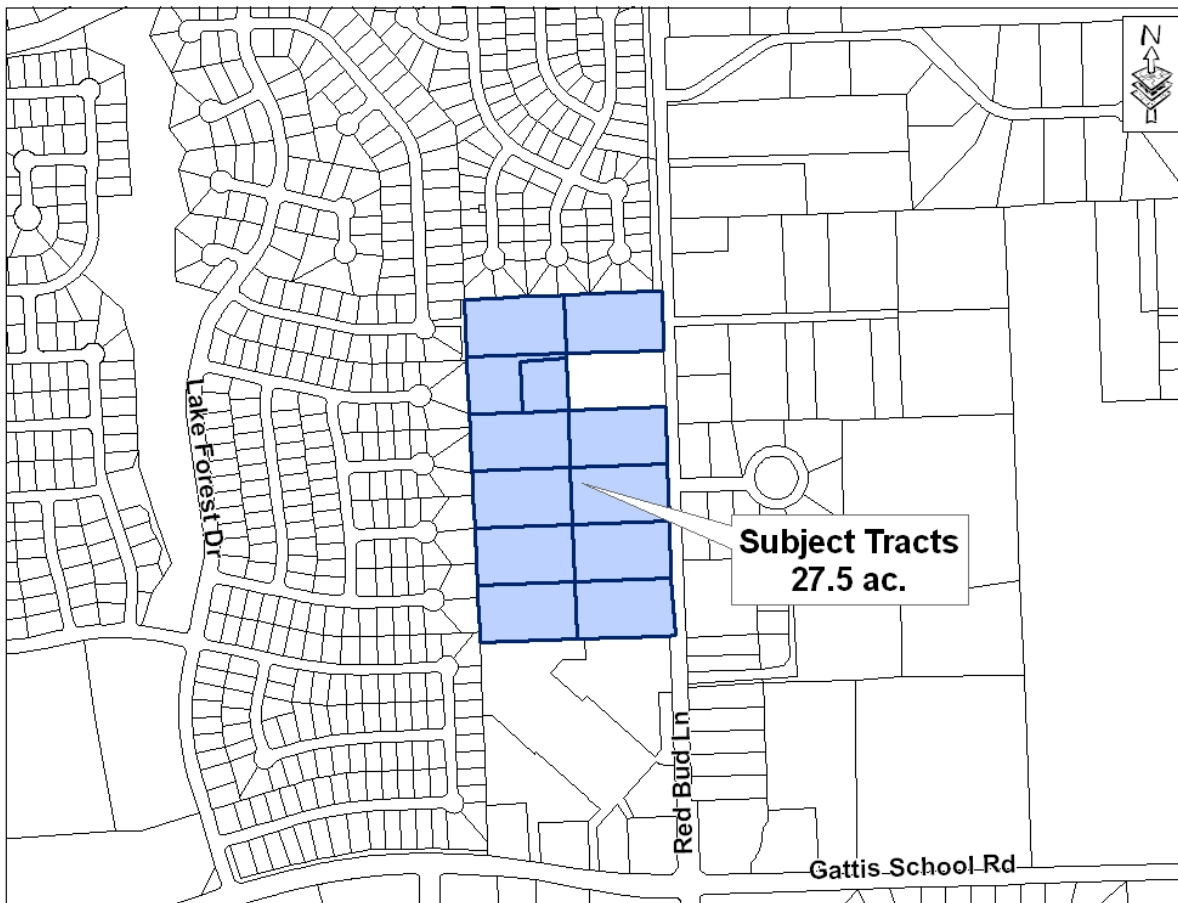
STAFF COMMENTS:

RECOMMENDATION: Staff recommends approval.

Planner:

Highland Terrace 2006-021-Z

Public Hearing and Recommendation Review



**Highland Terrace
2006-021-Z**

REQUEST: Approval of original zoning of PUD 70.

HISTORY: The property was annexed on April 13, 2006, but has not yet been zoned.

DATE OF REVIEW: 9/20/06

OWNER: Rasafar, Sook, Carlin, Sohns, Bunnell, Kits, Toscano, Arimes

CONSULTING ENGINEER: None

DESCRIPTION: 27.5 acres, out of the Joseph Marshall Survey, Abstract No. 409

PRESENT ZONING: Unzoned

PRESENT LAND USE: Single family homes and one medical office

LOCATION: West side of Red Bud Lane, north of Gattis School Road.

ADJACENT LAND USE:

| | |
|--------|--|
| North: | Single-family residences |
| South: | Albertson's |
| East: | Red Bud Lane (offices and single-family homes across the street) |
| West: | Single-family residences |

PROPOSED LAND USE: Offices and local commercial uses

GENERAL PLAN POLICY: The General Plan designates this property as Residential. In addition to residential uses, this designation includes some non-residential uses, such as office and limited commercial, that are considered transitional uses compatible with both residential and higher intensity uses.

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS:

This PUD is the result of many months of negotiations between staff, the Highland Terrace property owners and the neighboring homeowners' associations (Lake Forest and Forest Ridge). Because the City annexed the property, staff is operating as the applicant for the proposed PUD.

The PUD includes all of the parcels in the Highland Terrace neighborhood except for one. (See attached map.) This parcel is owned by the Jenkinsons and they have opted to stay out of the PUD and remain residential. We are therefore recommending that they remain unzoned, which in accordance with the Zoning Ordinance, will allow them to be treated as if they were zoned SF-R (Single Family – Rural).

The PUD divides the property into three parcels. (See attached map.) Parcels 1 and 2 are limited to OF (office and medical office) uses, and Parcel 3 is limited to C-2 (local commercial) uses with additional prohibited uses.

All development within the PUD will have the following additional regulations above and beyond what is called for in the OF and C-2 zoning districts:

- Buildings may be no more than one story.
- Trees anywhere within the PUD that are 20 inches or more must be preserved, and all trees within 50 feet of the single-family residences to the west and north must be preserved.
- The PUD also allows for some off-site signage so that properties without direct frontage on Red Bud Lane can still have a sign on Red Bud Lane.
- However, all the signs must be monument signs.
- Additionally, utilities must be underground.

In addition to these regulations that apply to all of the property, the PUD further restricts Parcel 1 as follows:

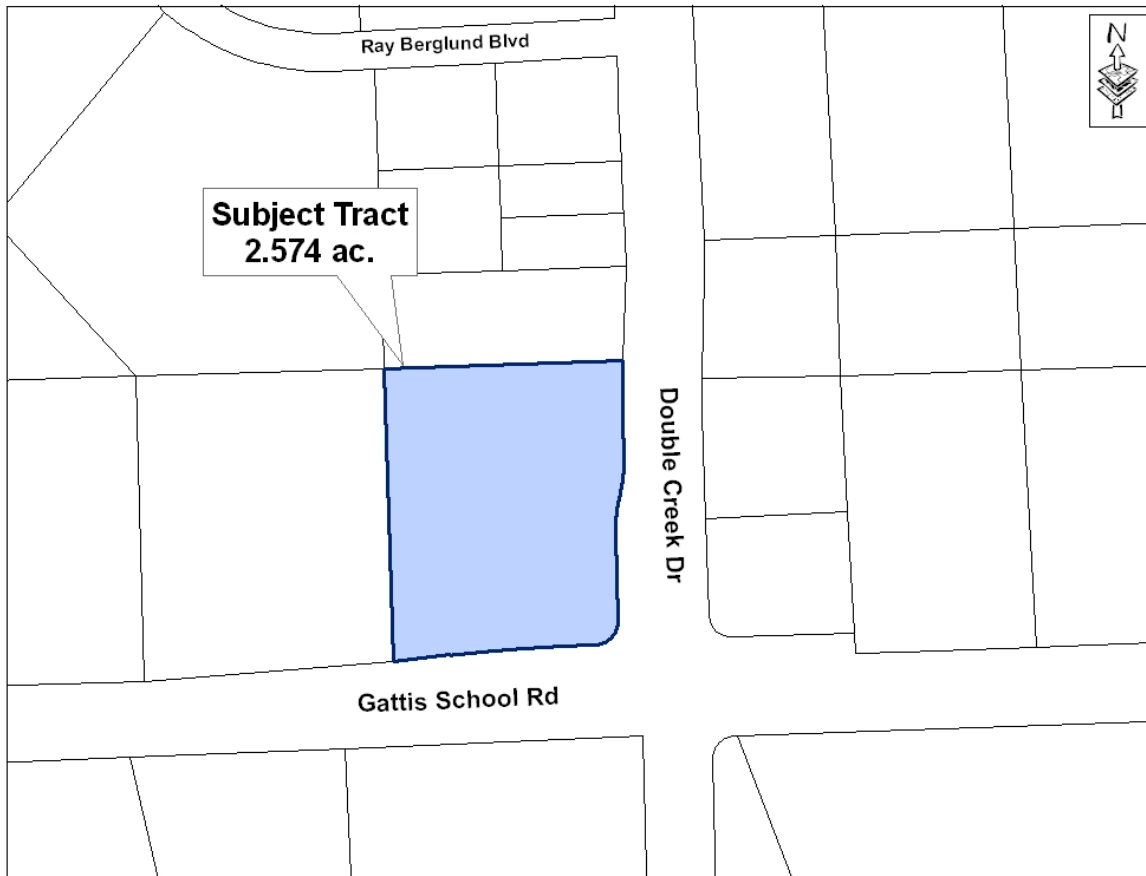
- The hours of operation of the offices are limited to 7:00a.m – 7:00p.m.
- Individual buildings are limited to 4,000 square feet and they must be generally aligned parallel with the rear property line.
- Fencing must be installed prior to construction to help screen the construction from the neighboring residences.
- Certain design standards related to the building materials and roof pitch must also be met.
- The first 50 feet from the rear property line adjacent to Lake Forest and Forest Ridge must remain undisturbed other than landscaping.
- Additionally, detention facilities, light fixtures, dumpsters, drive aisles and parking areas are prohibited within 150 feet of the rear property line unless they are screened by an intervening building.
- The PUD also provides certain exemptions for existing homes that are converted to offices.

While special landscaping requirements apply where parcels abut Lake Forest and Forest Ridge, these were not applied to the 2.5 acre Jenkinson tract due to the larger size of the parcel and its frontage on an arterial roadway. However, standard ordinance compatibility requirements will apply. These include fencing, a 15-foot landscape buffer and a 50-foot building setback. In addition, the Jenkinsons will benefit from the limited uses, building size limits and the one-story height restriction in the PUD.

With these regulations in place, we believe we have satisfied the concerns of most of the neighboring SF-2 residences regarding compatibility while at the same time allowing the property owners within the PUD enough flexibility to market their properties for a viable use.

RECOMMENDATION: Staff recommends approval.

Ray Berglund Blvd Subd, Lot 1, Block A - Replat 2006-041-FP



**Ray Berglund Blvd Subd, Lot 1, Block A - Replat
2006-041-FP**

REQUEST: Approval of the Replat

HISTORY: This property is contained within the Ray Berglund Boulevard Subdivision. The Preliminary Plat for the subdivision was approved by the Planning and Zoning Commission in July 2005, and a Final Plat for Section One, containing one Lot, was approved by the Commission in August 2006.

DATE OF REVIEW: September 20, 2006

OWNER: Wayne Childers

CONSULTING ENGINEER: Coulter Engineering

DESCRIPTION: 2.574 acres, P.A. Holder, Abstract No. 297

PRESENT ZONING: C1 (Commercial)

PRESENT LAND USE: Duplex (residential) and vacant

LOCATION: The northwest corner of the intersection between Double Creek Drive and Gattis School Road

ADJACENT LAND USE: North: Duplexes (TF zoning)
South: ROW (Gattis School Road); Vacant
East: ROW; Vacant (C1 zoning)
West: Vacant (C1 zoning)

PROPOSED LAND USE: Commercial

GENERAL PLAN POLICY: Commercial

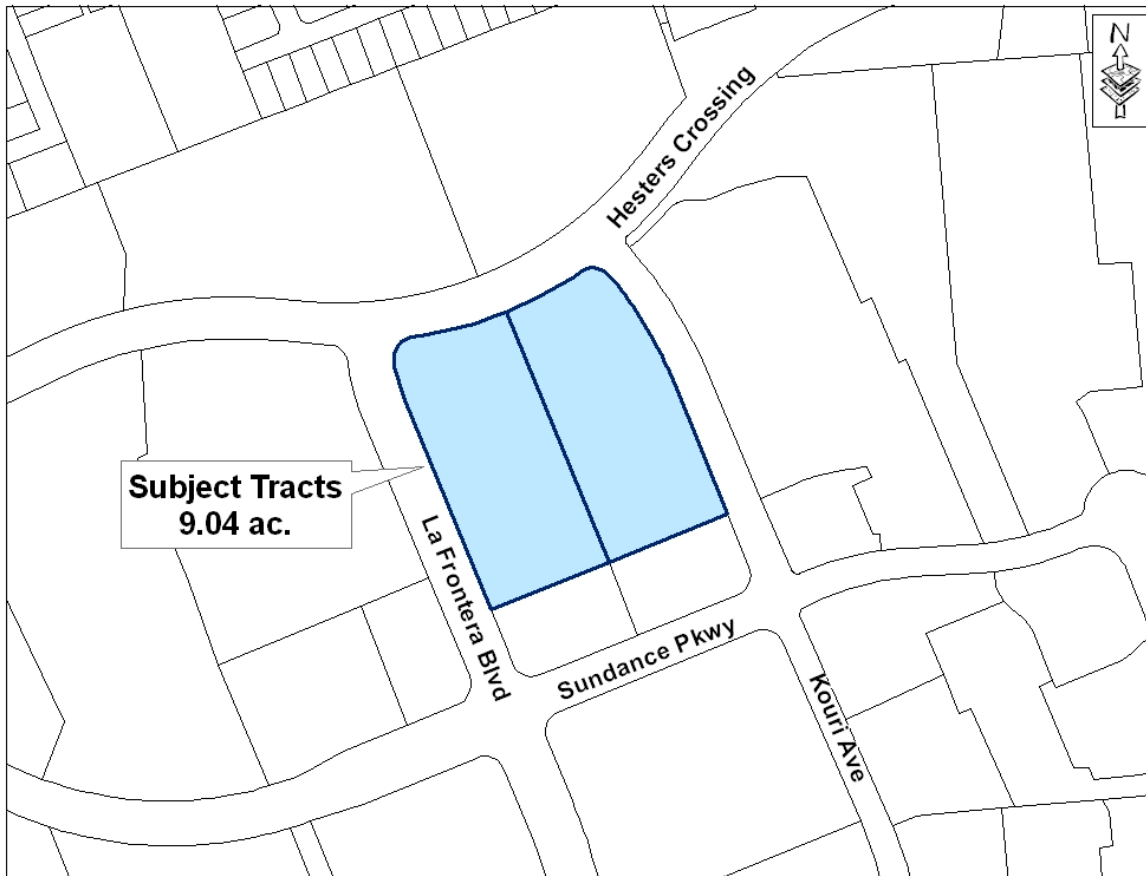
UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The preliminary plat was submitted by the City of Round Rock in July 2005 to facilitate the dedication of right-of-way and the creation of legally platted lots. It was approved under alternate standards as allowed by the City Council. Last month, one of the property owners proposed to Final Plat his individual property as one Lot, in conformance with the approved preliminary plat.

RECOMMENDATION: As this replat meets the requirements of our subdivision ordinance, staff recommends approval with the following conditions:

- 1) The 15' private wastewater easement shall be depicted to extend to the west boundary of lot 2 on the plat.
- 2) The replat cannot be recorded until Final Plat of Ray Berglund Blvd. Subdivision, Section One, has been recorded.

Town Center PUD 71 2006-020-ZC



**Town Center PUD 71
2006-020-ZC**

REQUEST: Approval of the request to rezone the subject property from PUD 39 to PUD 71.

HISTORY: The property was annexed and zoned PUD 39 in 1999. An amendment was approved in 2001 that slightly increased the allowable multifamily density in the Campus Development Area.

DATE OF REVIEW: 9/20/06

OWNER: 35/45 La Frontera, L.P.

CONSULTING ENGINEER: Kuperman, Orr, Mouer, and Albers

DESCRIPTION: 9.04 acres, also known as Lot 2, Block E, La Frontera Section IIIA, and Lot 1, Block E, La Frontera Section IIIB

PRESENT ZONING: Planned Unit Development No. 39

PRESENT LAND USE: Vacant

LOCATION: South of Hesters Crossing, east of La Frontera Blvd. and west of Kouri Ave.

ADJACENT LAND USE:

| | |
|--------|----------------------|
| North: | Office |
| South: | Greenspace |
| East: | Retail |
| West: | Hotel and Apartments |

PROPOSED LAND USE: The developer intends to develop a mixed-use project consisting of multi-family housing, office space and retail stores.

GENERAL PLAN POLICY: Mixed Land Use

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: As you may recall, we presented a number of proposed amendments to PUD 39 (La Frontera West) at the May P&Z meeting. Due to the complexity of the amendments, the developer of La Frontera opted to withdraw that application before taking it to City Council.

Now, rather than filing one application with all of the proposed amendments to the existing PUD, the developer is seeking to create a new PUD for each tract that needs amending. City staff, including the City Attorney's office, support this approach as a way to limit potential conflicts between the various property owners in PUD 39.

In this case, the owner of the subject property is requesting a change of zoning from the existing PUD 39 to a new PUD 71. This new PUD will have the same development standards as PUD 39, except for the following differences:

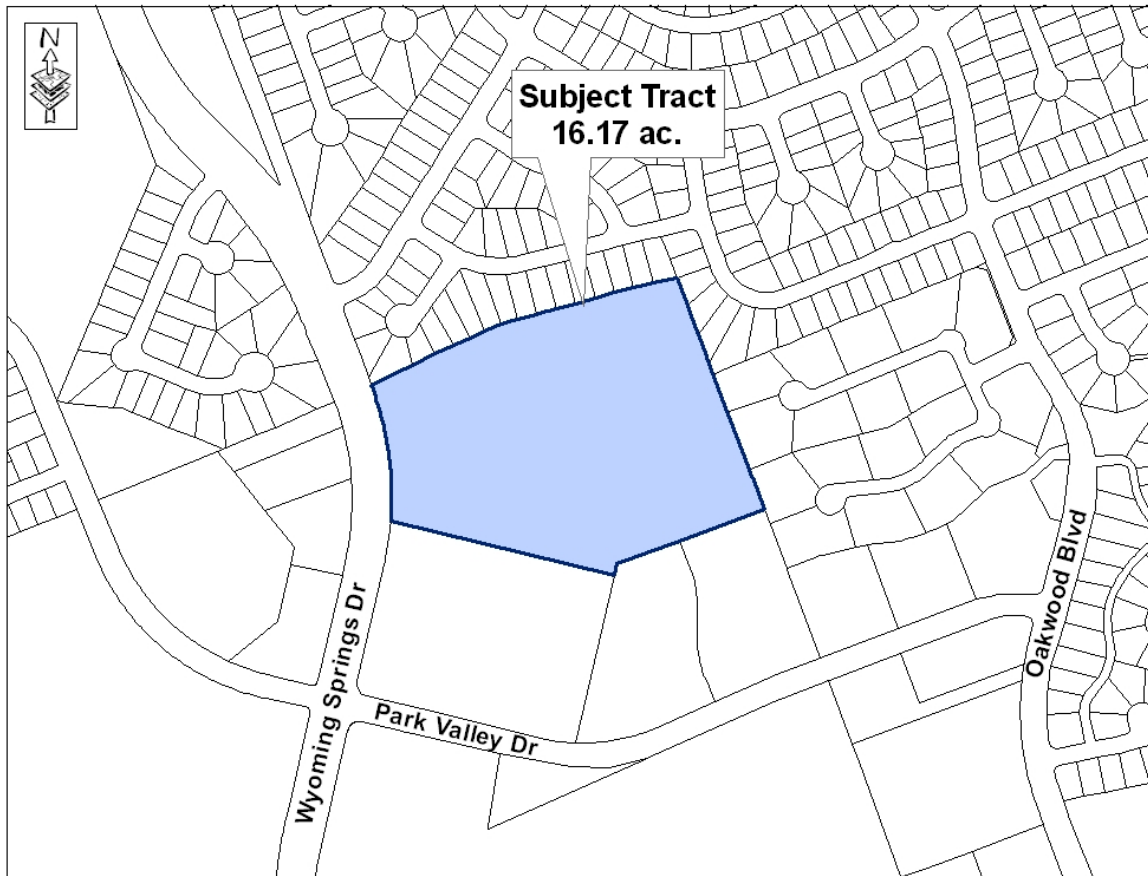
- A reduction in setbacks along Hester's Crossing Road from 60 ft. to 8 ft. This will make it consistent with the setbacks already in place for the other roadways.
- An alternate landscape plan may be approved in order to ensure adequate landscaping even with the small setbacks.
- An increase in density from 35 units/acre to 39 units/acre.
- An increase in total multi-family units allowed from roughly 120 units to 360 units.
- A requirement that multi-family housing must have structural parking and must include a mix of other uses.

Although these changes to the existing standards are being presented as a new PUD rather than as a PUD amendment, they are the same modifications proposed at the May meeting where the P&Z recommended approval.

RECOMMENDATION:

Staff recommends approval.

Wyoming Springs Medical Office Complex 2006-015-PP



**Wyoming Springs Medical Office Complex
2006-015-PP**

REQUEST: Approval of the Preliminary Plat

HISTORY: This project is part of PUD 35 which was approved by the Planning and Zoning Commission and adopted by the City Council in January 1999. Although the Commission approved and the Council adopted an amendment to the PUD in 2005, that amendment did not affect this property.

DATE OF REVIEW: September 20, 2006

OWNER: RRMOB Limited Partnership

CONSULTING ENGINEER: Klotz Associates

DESCRIPTION: 16.17 acres, Jacob M. Harrell Survey, Abstract No. 284

PRESENT ZONING: PUD 35 (Robinson Ranch)

PRESENT LAND USE: Vacant

LOCATION: North of Park Valley Drive, Abutting and East of Wyoming Springs Drive.

ADJACENT LAND USE:

| | |
|--------|---|
| North: | Oakcreek (SF-2) |
| South: | Medical Clinic; Vacant (PUD 35: Professional, Medical, Dental Offices, and Various Residential) |
| East: | Oakcreek (SF-2) and PUD 6 (Oaklands Section 4; large-lot single family) |
| West: | Wyoming Springs Drive (ROW) and Trisun Park (OF) |

PROPOSED LAND USE: Medical Offices

GENERAL PLAN POLICY: Residential & Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The adopted PUD permits professional offices, medical and dental clinics, and various types of residences on this property.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval.